

ATXI has been unsuccessful in obtaining an easement from Lynn D. and Ella A. Woolever. The Woolevers jointly own one parcel at issue along the Kansas to Sugar Creek segment of the Project in Clark County, Illinois, internally designated as A_ILRP_KS_CL_070_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Woolevers regarding acquiring an easement across the property on at least 106 occasions, including 5 letters, 30 in-person meetings, 13 phone calls, and 58 voicemails.

ATXI met with Mr. Lynn Woolever in October 2013 to present ATXI's initial offer and answer Mr. Woolever's questions. During this meeting Mr. Woolever stated that he thought the acreage was incorrect and the price per acre was too low. The agent explained that the price per acre was based on an appraisal, and ATXI would review any information regarding higher comparable sales that Mr. Woolever provided. Although Mr. Woolever never provided this information, he did provide a counteroffer in January of 2014. In response ATXI, due to increased acreage and a higher price per acre, increased its offer. In February of 2014, Mr. Woolever rejected ATXI's revised offer and has been largely unresponsive to the agent's multiple attempted contacts, with the exception of two in-person meetings discussed below.

In June of 2014, the land agent met with Mr. Woolever, who was unhappy with ATXI's authority to take his land, but was agreeable to the value offered. After this meeting, the Woolevers were again unresponsive to the agent's multiple contact attempts until agreeing to a meeting in September of 2014, when Mr. Woolever requested that the easement area be marked. In response, the land agent spoke to Mrs. Woolever and offered for the surveyor to meet Mr. Woolever and show him the easement boundaries, which would allow Mr. Woolever to mark the trees he wanted for timber. Mrs. Woolver stated that she would talk to her husband about the

issue and that they wanted an attorney to review the documents. After this meeting, the Woolevers were unresponsive to multiple land agent contacts and stated that they wished to have an attorney review the documents.

Since this second meeting in September of 2014, and despite numerous attempted contacts to obtain their attorney's name and address any additional issues, the Woolevers have not engaged in any substantive discussion with ATXI.

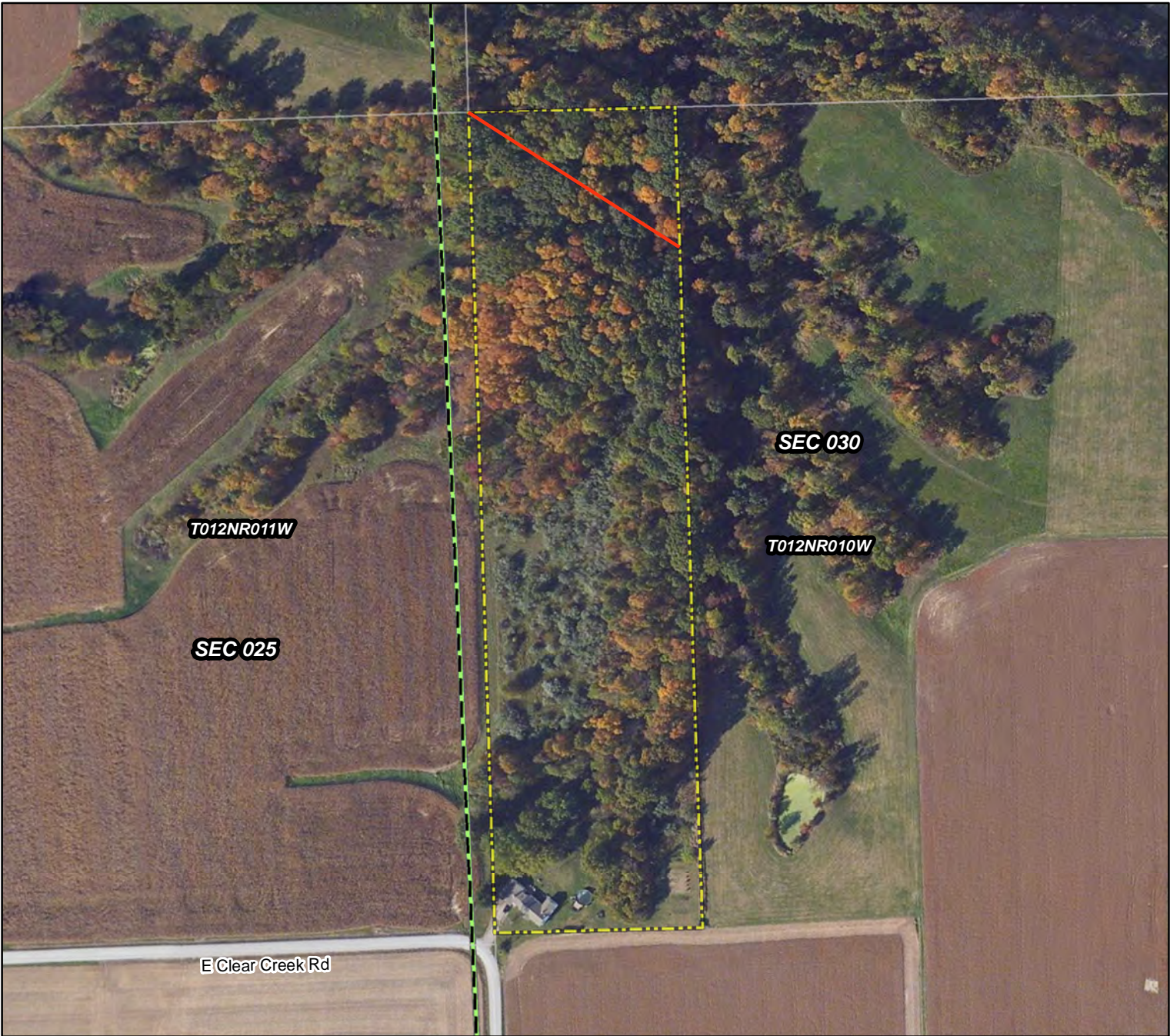
ATXI began negotiations with the Woolevers over two years ago, however, due to the Woolevers' lack of willingness to engage in substantive negotiations, ATXI does not expect to reach a voluntary agreement in a time frame supportive of this line's in-service date. Therefore, ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/5/13 by Roy Wimp ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Haute Wimp Houston Munson II ☒

Tax Id: 13-05-30-00-300-001

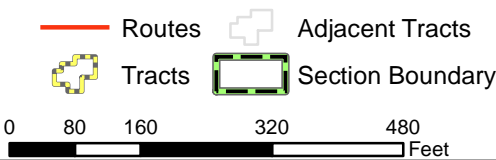


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Lynn D. Woolever

Tract No.:A_ILRP_KS_CL_070

Date: 11/17/2015

EXHIBIT "A"

A 1.229 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LYNN D. WOOLEVER AND ELLA A. WOOLEVER, HUSBAND AND WIFE, RECORDED IN BOOK 254, PAGE 149 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHWEST 1/4, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 89 DEGREES 37 MINUTES 04 SECONDS EAST A DISTANCE OF 2,547.05 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1016347.50, E:1199043.53;

THENCE SOUTH 56 DEGREES 17 MINUTES 53 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 234.97 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF SAID WOOLEVER TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO THE DOROTHEA J. POUND LIVING TRUST AND THE ROBERT E. POUND LIVING TRUST, RECORDED IN BOOK 297, PAGE 106, D.R.C.C.I.;

THENCE SOUTH 00 DEGREES 46 MINUTES 14 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 181.95 FEET TO A POINT FOR CORNER;

THENCE NORTH 56 DEGREES 17 MINUTES 53 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 397.46 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHWEST 1/4, FROM WHICH A 3/4-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 2,550.59 FEET;

THENCE NORTH 00 DEGREES 41 MINUTES 13 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 90.88 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4;

THENCE NORTH 89 DEGREES 37 MINUTES 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 133.83 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 53,514 SQUARE FEET OR 1.229 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 08/19/2015



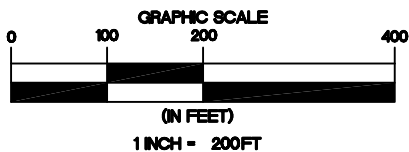


EXHIBIT "A"

ATXI Exhibit 2.3 Part B
Page 6 of 6

THE DOROTHEA J. POUND LIVING TRUST
AND
THE ROBERT E. POUND LIVING TRUST
BOOK 297, PAGE 106
D.R.C.C.I.
A_ILRP_KS_CL_061

DORIS E. MILLER,
DAVID A. FARRIS,
EVA JUNE GRIMES AND
JAMES W. FARRIS
CAUSE NO. 2011-P-19
C.R.C.C.I.
A_ILRP_KS_CL_069

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S56°17'53"E	234.97'
L2	S00°46'14"E	181.95'
L3	N56°17'53"W	397.46'
L4	N00°41'13"W	90.88'
L5	N89°37'04"E	133.83'

PROPOSED VARIABLE
WIDTH EASEMENT
1.229 ACRES
(53,514 S.F.)

LYNN D. WOOLEVER AND
ELLA A. WOOLEVER,
HUSBAND AND WIFE
BOOK 254, PAGE 149
D.R.C.C.I.
A_ILRP_KS_CL_070

SECTION 30
TOWNSHIP 12N
RANGE 10W

EDWARD SEE
BOOK 212, PAGE 381
D.R.C.C.I.
A_ILRP_KS_CL_068

P.O.B.
GRID COORDINATES
N:1016347.50
E:1199043.53

N89°37'04"E 2547.05'

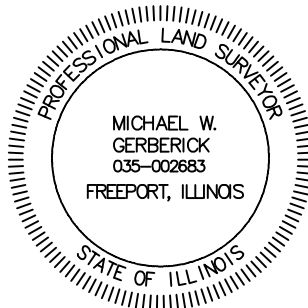
P.O.R.-5/8" IRON ROD FOUND
NE COR SW 1/4 COR SEC 30

S00°41'13"E 2550.59'
P.O.R.-3/4" IRON PIPE FOUND
SW COR SW 1/4 SEC 30

THE DOROTHEA J. POUND LIVING TRUST
AND
THE ROBERT E. POUND LIVING TRUST
BOOK 297, PAGE 106
D.R.C.C.I.
A_ILRP_KS_CL_071

LEGEND

C.R.C.C.I. COURT RECORDS
CLARK COUNTY, ILLINOIS
D.R.C.C.I. DEED RECORDS
CLARK COUNTY, ILLINOIS
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT
--- SECTION LINE
--- SUBJECT PROPERTY LINE
--- PROPERTY LINE
--- PROPOSED EASEMENT CENTERLINE
--- PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

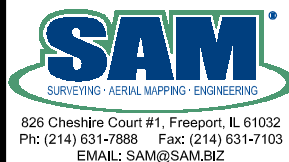
JOB NUMBER: 32359

DATE: 08/19/2015

SCALE: 1"=200'

TRACT ID: A_ILRP_KS_CL_070

DRAWN BY: LSW



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTION 30, TOWNSHIP 12 NORTH, RANGE 10 WEST
OF THE 2ND PRINCIPAL MERIDIAN
CLARK COUNTY, ILLINOIS